

002.A

0005

0013.2

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel
398,200 / 398,200

USE VALUE:

398,200 / 398,200

ASSESSED:

398,200 / 398,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
4-6		HERBERT RD, ARLINGTON

OWNERSHIP

Owner 1:	BULLIVANT DAVID & KELLY DANA	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 4 HERBERT RD UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	HAYES MARY M -
Owner 2:	-
Street 1:	16 BUCKMAN DRIVE
Twn/City:	WINCHESTER
St/Prov: MA	Cntry:
Postal: 01890	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1090 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7822												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	398,200			398,200			280576
							GIS Ref		
Total Card		0.000	398,200			398,200	Entered Lot Size		
Total Parcel		0.000	398,200			398,200	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	365.32	/Parcel: 365.3	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
002.A-0005-0013.2								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	392,300	0	.	.	392,300	392,300
2019	102	FV	407,700	0	.	.	407,700	407,700
2018	102	FV	360,500	0	.	.	360,500	360,500
2017	102	FV	328,500	0	.	.	328,500	328,500
2016	102	FV	328,500	0	.	.	328,500	328,500
2015	102	FV	303,500	0	.	.	303,500	303,500
2014	102	FV	289,600	0	.	.	289,600	289,600
2013	102	FV	289,600	0	.	.	289,600	289,600

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
HAYES MARY M		47245-509	4/7/2006		309,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2017	1620	Redo Bat	15,500	C				
12/5/2017	1613	Heat App	1,000	C				
10/25/2017	1419	Redo Kit	22,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2020	Mail Update	MM	Mary M
5/10/2018	Measured	DGM	D Mann
3/14/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: WHITE				A Kits:	Rating:												
View / Desir:				Fpl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1925	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G8		Fact:	.	Floor: 2 - 2nd Floor													
Const Mod:				% Own: 39.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		%		1	5	2	1						
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors: 4 - Carpet	25%			Total:	18.6	%											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES									
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.98745072													
Insulation: 2 - Typical				Adj \$ / SQ: 393.252													
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac:	NO	Adj Total: 489145													
% Com Wall		% Sprinkled:		Depreciation: 90981													
				Depreciated Total: 398164													
MOBILE HOME				WtAv\$/SQ:				WtAv\$/SQ:	AvRate:	Ind.Val							
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 002.A-0005-0013.2													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N					Total Yard Items:												
					Total Special Features:												
					Total:												
SKETCH																	
UnSketched SubAreas: GLA: 1090,																	
SUB AREA																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
GLA	Gross Liv Ar	1,090	393.250	428,645													
SUB AREA DETAIL																	
Size Ad	1090	Gross Are	1090	FinArea	1090												
Net Sketched Area:	1,090	Total:	428,645														
IMAGE																	
AssessPro Patriot Properties, Inc																	